



MANCHESTER
CITY COUNCIL

Planning

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Miss Louisa Fielden
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Date: 9 January 2024

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 138616/NMC/2023

Description: Non-material amendment to condition 2 (specified plans) attached to planning permission 135848/FO/2023 to allow amendments to the approved site plan to reflect revised highways arrangements

Location: Site Of Former Victoria Park Probation Centre, Laidon Road, Manchester, M14 5YJ

I refer to your application for a non-material amendment to planning permission reference 135848/FO/2022.

The revisions to the approved scheme relate changes to incorporate a 2m footway to the southern side of the proposed turning head to the rear of block nos. 3 and 4 (with the associated loss of rear garden area) to enable a section of highway which at the time of the planning approval was to remain unadopted, to meet adoptable standards, and with associated reconfiguration of street lighting columns.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the residential development, or the visual and residential amenity of the residential properties in proximity to the site , and that the associated wording of condition nos.2, 12 and 18 to be amended to reference the revised plans .

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

The development shall be implemented in accordance with the Lighting Impact Assessment ref: PPC-BWB-00-XX-RP-E-0001_LIA dated October 2022 as revised by External Lighting Plan 2482-CWC-XX-00-DR-E-6301 T3 received on 15th December 2023.

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the public realm works, and would not adverse impact on protected species pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 135848/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135848/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location Plan ref: A662-P-001 A;
Existing Elevations plan ref: A662-P-016;
Maintenance block plan ref: A662-P-103;
Street Elevations plan ref: A662-P-110 A;
Street Elevations plan ref: A662-P-111 A;
House type 6 A elevation ref: A662-P-168A;
House type 6A section ref: A662-P-175;
Block 1 roof plan ref: A662-P-202A;
Block 1 Elevations plan ref: A662-P-210C;
Block 1 Sections plan ref: A662-P-220B;
Blocks 2 , 5 and 76 elevations plan ref: A662-P-310A;
Block 3 elevation plan ref: A662-P-410;
Block 4 elevation plan ref: A662-P-510;
Block 4 elevation plan ref: A662-P-610;
Block 8 elevation plan ref: A662-P-810;
House type 4A Envelope Section Detail plan ref: A662-P- 901;
Design and Access Statement dated October 2022;
Air Quality Assessment dated October 2022 ref: VPPC-BWB-XX-ZZ-LA-RP-0001-AQA;
Floor Areas Schedule ref: A662-P- 901 rev.E;
Broadband Connectivity Assessment Issue 1.2 20.12.2022;
Construction Methodology and Management Strategy dated October 2022;
Crime Impact Statement Version ref.2022/0422/CIS/01, Version B dated 25.10.22;
Environmental Standards Statement ref: 2482-CWC-XX-XX-RP-002 dated 22.10.2022;
Fire Statement ref: MA22098 dated 13.10.2022;
Copy of Public Consultation invitation;
Lighting Impact Assessment ref: PPC-BWB-00-XX-RP-E-0001_LIA dated October 2022;
Local Labour Agreement dated 31.10.22;
Demolition Method Statement /Risk Assessment ref: A2466 dated 31.08.2022;
Outline Fire Safety Strategy rev.02 dated 16.12.2022;
Television and Radio Reception Impact Assessment version 1.2;
Utility Planning Statement ref: 2482-CWC-XX-XX-RP-ME-0001 dated 30th September 2022;
Topographical Survey plan ref: A6622-P-003;
Preliminary Ecological Assessment and Preliminary Roost Assessment Issue 2 23.09.2022;
Archaeological Desk Based Assessment ref: SA/2022/102 Version 1 dated September 2022
Phase 1: Preliminary Risk Assessment ref: CL-602-LKC 21 1679-01 dated August 2022;
Phase 2 Geo-environmental Investigation , Risk Assessment and remediation strategy ref: CL-602-LKC 21 1679-02 dated September 2022;
Received 23rd December 2023

Agent email 6th December 2022 regarding viability ;
Agent email 6th January 2023 regarding viability ;
Flood Risk Assessment and Outline Drainage Strategy ref: FRA 22 1121 v3 dated January 2023 received 19th January 2023;
Viability Assessment Dated December 2022 received 2nd March 2023

Stage 1 Road Safety Audit Response Report Ref: 82328-CUR-XX-XX-T-TP-00004
Revision: P02 Issue Date: 27 February 2023 received 21st February 2023.

Daylight and Sunlight report ref: 2220 dated 09 March 2023;
received 15th March 2023

Access; House Type 6A Plan (A662_P_156C); Block 1 Plans (A662_P_200F); Block 1 Plans (A662_P_201F); Block 2, 5 and 7 Plans (A662_P_300B); Block 3 Plans (A662_P_400B); Block 4 Plans (A662_P_500B); Block 6 Plans (A662_P_600B); Block 8 Plans (A662_P_800B);
Received 11th April 2023;

LA90 dated received 11th April 2023;

Access plan ref: A 662 -P- 102 rev.B; received 18th April 2023;

Letter from Arcon Housing Association regarding affordable housing dated 22nd May 2023.

Viability Assessment review received 23rd May 2023.

Victoria Park Environmental Standards Statement Ref: 2482-CWC-XX-XX-RP-0002 dated 31.05.2023;

Noise Impact Assessment report ref: 30113/NIA1 rev.2 dated 1 June 2023;

Block plan ref: A 662 -P- 002 rev.H;

Servicing plan ref: A 662 -P- 101 rev.D;

Arboricultural Impact Assessment and Method Statement revision D Ref: MG/6765/AIA&AMS/REVD;'

Tree protection plan (sheet 1 of 2) - Demolition Phase 6785 .04 rev.D;

Tree protection plan (sheet 2 of 2) - Construction Phase 6785 .05 rev.D;

Landscaping Plan ref: 6765.03 rev.D;

Transport Statement ref : 82328-CUR-XX-XX-T-TP-00001 Revision: P07 Issue Date: 05 June 2023;

Interim Travel Plan ref: 82328-CUR-XX-XX-T-TP-00002 Revision: P06 Issue Date: 05 June 2023;

received 2nd June 2023

External Works Details (wall and railing design and railing above plinth boundary treatment) plan ref: A662-P-920;

External Works plan ref: A 662 -P- 105 rev.F;

Site Plan ref: A 662 -P- 100 rev.V received 22nd June 2023

As revised by plan refs:

External Lighting Plan 2482-CWC-XX-00-DR-E-6301 T3

Site Plan ref: A 662 -P- 100 rev.X

Block plan ref: A 662 -P- 002 rev.K;

Email from Bell Munro dated 23rd November 2023 confirming no impacts of revisions in regard to surface water drainage.

Received 15th December 2023

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

12) a) The development shall be implemented In accordance with the Waste Management Strategy received on 23rd December 2022 Servicing plan ref: A 662 -P- 101 rev.D. and Site Plan ref: A 662 -P- 100 rev. X received 15th December 2023.

The servicing plan shall remain in situ whilst the dwellings and apartments are occupied.

b) Finalised details of the design of the bin stores submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Sue Wills using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing